

COMMITTEE AMENDMENT FORM

DATE: 07/27/ 05

COMMITTEE ZONING PAGE NUM. (S) 1

ORDINANCE I. D. #05-O-1111 SECTION (S)

RESOLUTION I. D. #05-R- PARA.

AMENDS THE LEGISLATION BY ATTACHING A SITE PLAN DATED
RECEIVED BY THE BUREAU OF PLANNING 5/10/05

AMENDMENT DONE BY COUNCIL STAFF 7/27/05

City Council
Atlanta, Georgia

05-0-1111

AN ORDINANCE
BY: ZONING COMMITTEE

Z-05-42
Date Filed: 5-10-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1070 Bolton N.W.**, be changed from the MR-2 (two to three story multi-family dwellings) to the MR-3 (Multi-family Residential-eight-story, zero-lot line multifamily dwellings) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 268 of the 17th District, Fulton County, Georgia by the attached legal description.

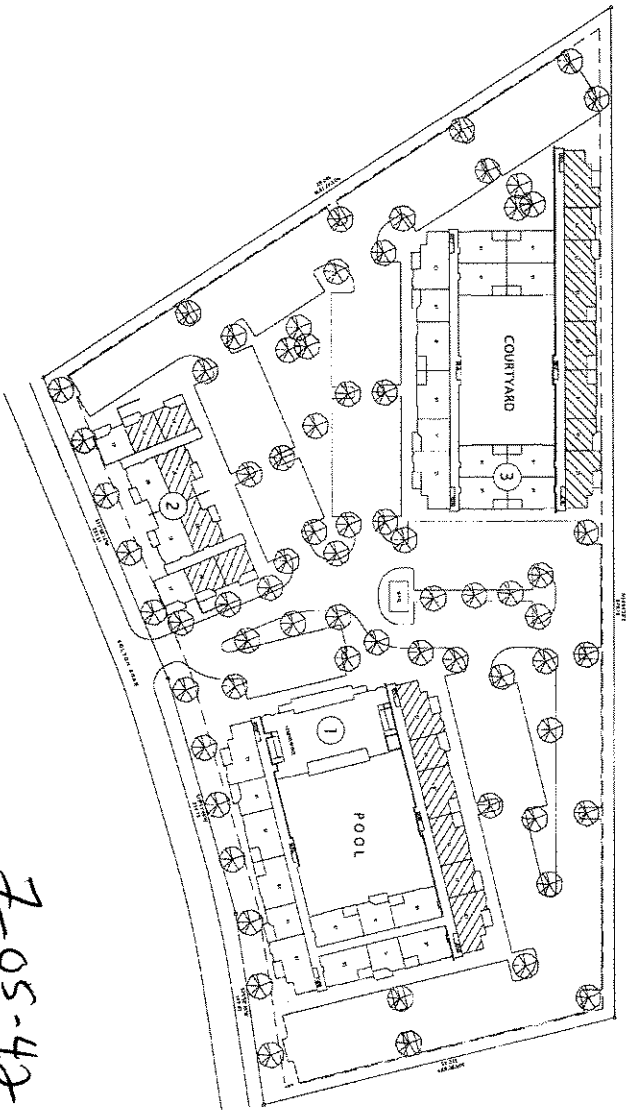
SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-05-42 for 1070 Bolton Road, N.W.

The site plan submitted titled "Laurel Ridge Development", prepared for JB+A housing design studio, dated February 23, 2005 and stamped received by the Bureau of Planning on May 10, 2005.



7-05-42

DEVELOPMENT SUMMARY

UNIT MIX	A1	B1	C1	TOTAL
BUILDING 1	24	34	14	72
BUILDING 2	22	14	0	36
BUILDING 3	18	42	14	74
TOTALS	64	90	28	182
%	35%	49%	15%	100%

PARKING	300	SPACES
DENSITY	1.6	SPACES / UNIT

PROPOSED ZONING: **M33**



Conceptual Site Plan HERE

CSF 1

Bolton Road Apartments

Atlanta, Georgia

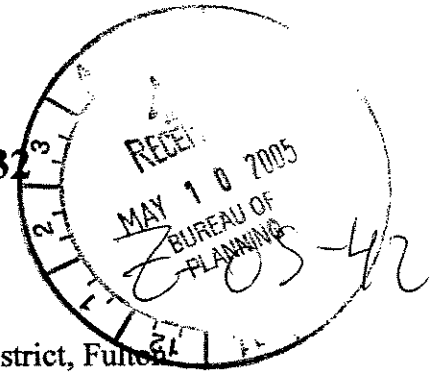
Project Info

DATE: 2.1.18
 DRAWN BY: J.A. Smith
 PROJECT NO: 250273
 DRAWING NO: 250273
 SCALE: 1"=50'

Legend

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

**Legal Description for:
Tax Parcel No. 17-0268-0000-032**



All that parcel of land lying or being in Land Lot 268, 17th District, Fulton County, City of Atlanta Georgia, being more particularly described as follows:

Begin at an iron pin found on the northwest right-of-way of Bolton Road (21 feet to the centerline)

Thence leaving the right-of-way of Bolton Road North 88 degrees 47 minutes 19 seconds West a distance of 587.62 feet to an iron pin set;

Thence North 34 degrees 04 minutes 28 seconds East a distance of 879.10 feet an iron pin set;

Thence South 69 degrees 30 minutes 09 seconds West a distance of 312.43 feet to an iron pin found on the northwest right-of-way of Bolton Road (21 feet to the centerline);

Thence along the right-of-way of Bolton Road a curve to the left having a radius of 3,811.69 feet, an arc length of 167.41 feet and being sub-tended by a chord which bears South 25 degrees 50 minutes 36 seconds West a chord distance of 167.39 feet;

Thence continuing along the right-of-way of Bolton Road a curve to the left having a radius of 960.00 feet, an arc length of 214.15 feet and being sub-tended by a chord which bears South 18 degrees 11 minutes 40 seconds West a chord distance of 213.71 feet;

Thence continuing along the right-of-way of Bolton Road along South 11 degrees 48 minutes 14 seconds West a distance of 283.51 feet to the **Point of Beginning**.

said parcel of land contains 307,665 sq.ft. or 7.063 acres of land, more or less.

RCS# 6790
6/20/05
6:24 PM

Atlanta City Council

Regular Session

MULTIPLE

05-O-1109 05-O-1110 05-O-1111
05-O-1112 05-O-1113 05-O-1114 05-O-1115
REFER

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 4
EXCUSED: 0
ABSENT 1

| | | | |
|------------|-------------|-----------|------------|
| Y Smith | Y Archibong | Y Moore | Y Mitchell |
| NV Starnes | Y Fauver | Y Martin | Y Norwood |
| Y Young | B Shook | NV Maddox | Y Willis |
| NV Winslow | Y Muller | Y Sheperd | NV Borders |

MULTIPLE